143.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,000 / 744,000
					USE VALUE:	744,000 / 744,000
					ASSESSED:	744,000 / 744,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMAREE MARC M / TRUSTEE
Owner 2:	MARC M DEMAREE REVOCABLE TRU
Owner 3:	
Street 1:	52 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DEMAREE MARC M -
Owner 2:	-
Street 1:	52 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5778.000	269,300		474,700	744,000
Total Card	0.133	269,300		474,700	744,000
Total Parcel	0.133	269,300		474,700	744,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.05 | /Parcel: 420.05

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 92919

GIS Ref

GIS Ref

Insp Date 06/09/18

!11121!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,300	0	5,778.	474,700	744,000		Year end	12/23/2021
2021	101	FV	260,300	0	5,778.	474,700	735,000		Year End Roll	12/10/2020
2020	101	FV	260,300	0	5,778.	474,700	735,000	735,000	Year End Roll	12/18/2019
2019	101	FV	216,900	0	5,778.	445,000	661,900	661,900	Year End Roll	1/3/2019
2018	101	FV	216,900	0	5,778.	367,900	584,800	584,800	Year End Roll	12/20/2017
2017	101	FV	216,900	0	5,778.	338,200	555,100	555,100	Year End Roll	1/3/2017
2016	101	FV	216,900	0	5,778.	308,500	525,400	525,400	Year End	1/4/2016
2015	101	FV	203,800	0	5,778.	302,600	506,400	506,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:56:59

LAST REV

Date	Time
11/15/19	11:40:08
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11121

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMAREE MARC M,	1551-31	1	10/28/2019	Convenience	1	No	No		
CRANE JOSEPH	1188-29		5/29/1998		287,000	No	No		Jennifer A Demaree - DOD: 04/28/2019 BK: 011

USER DEFINED

Prior Id # 1:	92919
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2018	751	Siding	20,000	C				siding & garage do
1/6/2011	20	Manual	2,850					MISC REPAIRS
6/18/2008	670	Redo Bat	17,860			G10	GR FY10	
5/18/2005	403	Manual	4,000					remove wall in kit
5/27/2004	501	Re-Roof	5,675					

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Meas/Inspect	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
1/15/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5778		Sq. Ft.	Site		0	80.	1.03	9									474,674						474,700	

Total AC/HA:	0.13264	Total SF/SM:	5778	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	474,674	Spl Credit		Total:	474,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	93519
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365923
Depreciation:	96604
Depreciated Total:	269319

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

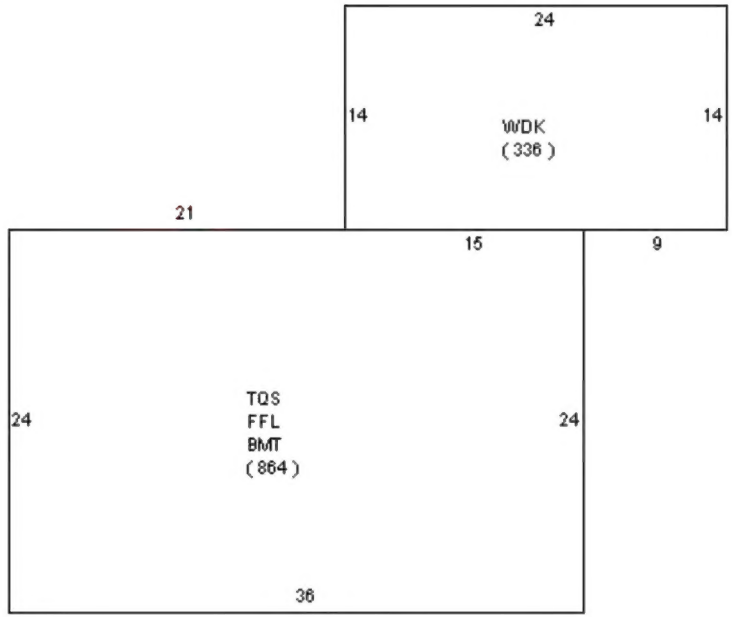
No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.87
Special Features:	0	Val/Su Net:	99.30
Final Total:	269300	Val/Su SzAd	178.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	53.010	45,803
FFL	First Floor	864	147.870	127,763
TQS	3/4 Story	648	147.870	95,822
WDK	Deck	336	8.980	3,016

Net Sketched Area:	2,712			Total:	272,404
Size Ad	1512	Gross Area	2928	FinArea	1771

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---